



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: **May 27, 2015**

Hearing Body: **Planning Commission**

Project Name: **South Cooper Mountain High School**

Case Files: CU2015-0003, DR2015-0029, ADJ2015-0005 and LD2015-0005

**Summary of
Application:**

On May 27, 2015, the City Planning Commission will conduct a public hearing to consider the proposal by Beaverton School District to construct a new high school. At full enrollment, the proposed 320,000 square foot school building is designed to accommodate approximately 2,200 students and 200 staff. One vehicular access to the school is proposed from SW 175th Avenue and is intended for parents and students. Another vehicle access to the school is proposed from SW Scholls Ferry Road and is intended for buses and staff. Both vehicular access points are proposed to be signalized.

The proposal before the Planning Commission includes several outdoor sports facilities and two parking lots that will provide a total of 550 parking spaces. The proposal includes modification and enhancement of existing wetlands located in the northeast portion of the property. The subject property is zoned Urban High Density (R-1) where educational institutions are subject to Conditional Use (CU) approval. Buildings, landscaping and lighting are subject to Design Review 3 (DR) application. One portion of the school building (theater fly loft) will exceed the 60 foot height limit of the R-1 zone for a maximum height of 76 feet and therefore require Major Adjustment (ADJ) approval. Through the Preliminary Partition application (LD) the applicant proposes to create one lot of record for the combined area of two tax lots as described below.

Project Location: Northwest corner of SW Scholls Ferry Road and SW 175th Avenue. Specifically Tax Lots 205 and 800 on Washington County Tax Assessor's Map 2S1-06.

Zoning & NAC: Urban High Density (R-1), Neighbors Southwest

**Applicable
Criteria:** Development Code Sections: 40.03 *Facilities Review*, 40.15.15.3.C *Conditional Use – New*, 40.20.15.3.C *Design Review Three*, 40.10.15.2.C *Major Adjustment* and 40.45.15.4.C *Preliminary Partition*. The Conditional Use application is also subject to review of applicable policies identified in the City Comprehensive Plan and the South Cooper Mountain Community Plan.

**Planning
Commission
Hearing Date:** **Wednesday, May 27, 2015** beginning at 6:30 p.m., in the Council Chambers of the Beaverton Building located at 12725 SW Millikan Way, Beaverton OR 97076

**Due Date for
Written
Comments:** **Wednesday, May 6 , 2015 4:00 PM (to be included in the staff report)**

Staff Contact: Scott Whyte, Senior Planner (503) 526-2652 / swhyte@beavertonoregon.gov

Mailed written comments shall be sent to the attention of Scott Whyte, Community Development Department, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Community Development Department, 4th Floor, Beaverton City Hall, 12725 SW Millikan Way. **A return mailing address (non e-mail) is necessary to receive a Notice of the Decision on the development proposal.**

Facilities Review Committee meeting date: **May 6, 2015.**

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on conformity to the technical criteria identified in Section 40.03 of the Beaverton Development Code. The Committee's recommendation will be included in the staff report addressed to the Planning Commission. The Facilities Review Committee meeting is open to the public but is not the venue for public testimony.

A copy of the plans, documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Community Development Department, 4th floor, Beaverton City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure identified in Sections 50.55., 50.57. and 50.58. of the Development Code and shall make a decision on the land use applications after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2222/VOICE/TDD.